PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **November, 2002** between **THE 327 MAY DRIVE REVOCABLE TRUST and WALTER H. CARTER, TRUSTEE** , GRANTOR, and **CATHERINE SUTTON and JAMES SUTTON, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **MADISON,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND located in Davidson County, Tennessee, being Lot No. 124 on the plan of Madison Park, Section 5, as of record din Book 3842, page 130, Register's Office in Davidson County, Tennessee. Said Lot No. 124 fronts 72 feet along the westerly margin of May Drive and extends back 130.2 feet on the northerly and southerly lines to a line in the rear measuring 72 feet thereon.

BEING the same property conveyed to Walter H. Carter, Trustee for The 327 May Drive Revocable Trust, by deed from Mark Hamilton, of record in Instrument No. 200006070056820, Register's Office, Davidson County, Tennessee, dated 6/1/00 and recorded 6/7/00.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 3842, page 130; Restrictions of record in Book 4224, page 658; any and all easements, right of ways, restrictions, zoning regulations, setback lines, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

The 327 May Drive Revocable Trust
THE 327 MAY DRIVE REVOCABLE TRUST
Signature of Seller

WALTER H. CARTER, TRUSTEE
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/12/02 13:43 2pgs
Fees:13.00 Taxes:370.00



20021212-0153565

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER H. CARTER AS TRUSTEE OF THE 327 MAY DRIVE REVOCABLE TRUST, the within named bargainors, with whom I am personally acquainted (0r proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustee of 327 May Drive Revocable Trust, the within named bargainor, a trust, and that they as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by themselves as Trustee

Witness my hand, at office, this 12th day of November 2002

Notary Public

My Commission Expires: 2/13/2003

Name and Address of Property Owner:
Catherine Sutton
James Sutton
327 May Drive
Madison TN 37115

Property Address:

327 May Drive
Madison TN 37115

Person Responsible for Taxes:

Sebring Capital Partner LP
4000 International Parkway #3000
Carrollton Texas

Parcel #: 43-6-237

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$100,000.00 which** amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

James H. Sutton Jr.
Affiant

Sworn to and subscribed before me, a Notary Public, this 12th day of November

Notary Public

My Commission Expires: 2/13/2002

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228 Jackson Meadows Drive
Hermitage, TN 37076